

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-09B-02536	DATE February 10, 2012	PAGE 1 of 2
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ADDRESS OF PREMISES
1111 Civic Drive, Walnut Creek, CA 94596

THIS AGREEMENT, made and entered into this date by and between **Civic Arroyo, LLC**

Whose address is: 1855 Olympic Blvd., #250
Walnut Creek, CA 94596

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to memorialize the actual Tenant Improvement costs. The Tenant Improvements were completed on February 10, 2012.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution as follows:

Paragraph 10 is hereby deleted and substituted in its entirety with the following Paragraph 10.

Continued on Sheet 2

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date above written.

LESSOR

SIGNATURE

ADDRESS

NAME OF SIGNER

Steve Barlow, COO

IN PRESENCE OF

SIGNATURE

ADDRESS

NAME OF SIGNER

Brian Hodges, V.P.

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER,
EILEEN KHANLOO

OFFICIAL TITLE OF SIGNER
CONTRACTING OFFICER, GSA

SHEET NO. 1 IS ATTACHED HERETO AND MADE PART OF SUPPLEMENTAL LEASE AGREEMENT (SLA) NO. 1 TO LEASE #GS-09B-02536

"10. The Government shall pay the Lessor annual rent as follows:

From January 1, 2011 through February 9, 2012, annual rent of \$303,021.00 at the rate of \$25,251.75 per month in arrears. [The rent shall consist of Shell Rental Rate of \$17.32/RSF and the Operating Costs (the base year operating cost is \$8.48/RSF)].

From February 10, 2012 through December 31, 2015, annual rent of \$331,664.54 at the rate of \$27,638.71 per month in arrears. [The rent shall consist of Shell Rental Rate of \$17.32/RSF and the Operating Costs (the base year operating cost is \$8.48/RSF), and the amortized Tenant Improvements at a rate of \$2.44/RSF (the TI costs of \$182,183.85 amortized at a rate of 8% for one hundred and seven (107) months)].

From January 1, 2016 through December 31, 2020, annual rent of \$387,570.74 at the rate of \$32,297.56 per month in arrears. [The rent shall consist of Shell Rental Rate of \$22.08/RSF and the Operating Costs (the base year operating cost is \$8.48/RSF, and the amortized Tenant Improvements at a rate of \$2.44/RSF (the TI costs of \$182,183.85 amortized at a rate of 8% for one hundred and six (106) months)].

Rent for a lesser period shall be prorated. Rent shall be payable to:

Civic Arroyo, LLC
1855 Olympic Blvd., #250
Walnut Creek, CA 94596"

All other terms and conditions of the Lease shall remain in force and effect.

Initials:  & 
Lessor Government